

TRANSFER
TAX
PAIDWARRANTY DEED
Statutory Short Form

We, DANA A. BOLDUC and MONICA A. BOLDUC a/k/a MONIQUE A. BOLDUC of Waterville, County of Kennebec and State of Maine, for consideration paid, grant to BRENDA E. NELSON of Waterville, County of Kennebec and State of Maine, and whose mailing address is 48 Burleigh Street, Waterville, Maine 04901, with Warranty Covenants, the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows; to wit:

022298

A CERTAIN LOT or parcel of land situated in Waterville, in the County of Kennebec and State of Maine, and more particularly bounded and described as follows:

COMMENCING at an iron pin situated on the northerly corner of Lot #3 as delineated on a Plan of Lots entitled "Hazelwood Avenue, Waterville, Maine" dated July 14, 1973, and filed in the Kennebec County Registry of Deeds, which iron pin is situated ten (10) feet southwesterly of the northeasterly boundary line of a ten (10) foot strip conveyed by Foresite, Inc. to the City of Waterville for purposes of public passage; thence in a general southeasterly direction along the southwesterly right-of-way line of Hazelwood Avenue, a distance of ninety-nine and four tenths (99.4) feet to an iron pin, as delineated on the aforesaid Plan; thence in a general southwesterly direction a distance of one hundred fifty-five and on tenths (155.1) feet to an iron pin; thence in a general northwesterly direction along the northeasterly boundary line of premises now or formerly of one Huard and now or formerly of one Doucette, a distance of ninety-nine and five tenths (99.5) feet to an iron pin; thence in a general northeasterly direction along the southeasterly boundary line of Lot #2 as delineated on the aforesaid Plan, a distance of one hundred sixty-three (163) feet to an iron pin situated at the point of beginning.

MEANING AND INTENDING hereby to convey Lot #3 delineated on a "Plan of Lots, Hazelwood Avenue, Waterville, Maine" dated July 14, 1973, and filed in the Kennebec County Registry of Deeds in Plan File C-87187 and more particularly meaning and intending hereby to convey a portion of the premises acquired by Home Development Company by Trustee's Deed of Arthur J. Alden dated October 17, 1945, and recorded in the Kennebec Registry of Deeds in Book 823, Page 108, and by deed of Vesta J. Putnam recorded in the Kennebec County Registry of Deeds in Book 823, Page 105. Home Development Company has been merged into Foresite, Inc.

BEING all and the same premises conveyed to Dana A. Bolduc and Monique A. Bolduc by Warranty Deed from Foresite, Inc., dated October 8, 1987, and recorded in the Kennebec County Registry of Deeds in Book 3305, Page 38.

WITNESS our hands and seals this 19th day of September, 1995.

Signed, Sealed and Delivered
in the presence of:

Stephen F. Dubord
Stephen F. Dubord
Witness to Both

Dana A. Bolduc
Dana A. Bolduc
Monica A. Bolduc
Monica A. Bolduc
a/k/a Monique A. Bolduc

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: September 19, 1995

Then personally appeared the above named DANA A. BOLDUC and MONICA A. BOLDUC a/k/a MONIQUE A. BOLDUC and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Stephen F. Dubord
Notary Public
Printed Name:



STEPHEN F. DUBORD
Notary Public Attorney at Law
My Commission Expires
September 4, 2001

RECEIVED KENNEBEC SS.

95 SEP 22 AM 9:00

ATTEST: *Monica A. Bolduc*
REGISTER OF DEEDS

Mardon Dubord 122-136